VIA TELEPHONE CONFERENCE

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020, the Planning and Zoning Commission of Benbrook will conduct its Regular Meeting scheduled for **7:30 p.m.** on **Thursday September 10, 2020**, in the City Council Chambers, 911 Winscott Road, Benbrook Texas by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (Covid-19). While this meeting is open to the public, social distancing and wearing of masks will be enforced.

For this meeting, the presiding officer will by physically present at the location described above. However, one or all other members of the Planning and Zoning Commission may participate in this meeting remotely through telephone conference providing for two-way audio communication for each member of the Planning and Zoning Commission.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at http://www.benbrook-tx.gov/AgendaCenter.

The public toll-free dial-in number to participate in the telephone meeting is: 1-866-894-9011 or local number 817-443-6248.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

This meeting will be recorded, and the recording will be available to the public in accordance with the Open Meetings Act upon written request.

AGENDA
BENBROOK PLANNING AND ZONING COMMISSION
THURSDAY, SEPTEMBER 10, 2020
911 WINSCOTT ROAD
PRE-COMMISSION WORK SESSION, 7:00 P.M.

1. Review and Discuss Items for the Regular Meeting

REGULAR MEETING, 7:30 P.M.
COUNCIL CHAMBERS
ALL AGENDA ITEMS ARE SUBJECT TO FINAL ACTION

I. CALL TO ORDER

II. CITIZEN COMMENTS ON ANY AGENDA ITEM

III. MINUTES

A. Approve Minutes Of The Regular Meeting Held On August 13, 2020.

Documents:

PZ MINUTES 08132020.PDF

IV. REPORTS BY CITY STAFF

A. ZONING

1. CUP-20-02

A request for approval of a Conditional Use Permit for the installation of a roof mounted solar energy system, with a total surface area greater than 1,000 square feet, located at 8535 Benbrook Boulevard (AT&T), legally described as Lot 17, Block 7, Benbrook

Estates Addition. [PUBLIC HEARING]

Documents:

CUP-20-02 PZ STAFF REPORT.PDF
CUP-20-02 ATTACHMENTS.PDF

2. Z-20-01/CP-20-02

A request for 8.82 acres of land situated in the Elizabeth Langston Survey, Abstract Number 988 and the Edward Taylor Survey, Abstract Number 1560, Tarrant County, Benbrook, Texas to be rezoned from "C" Multiple-Family District to "PD" Planned Development District, for a single-family residential development, and for the area's Future Land Use Map (FLUM) designation, of the Comprehensive Plan, to be amended from Medium-Density Residential (MDR) to Low-Density Residential (LDR). The property is located on the north side of Jerry Dunn Parkway, approximately 1,400 feet west of Rolling Hills Drive. [PUBLIC HEARING]

Documents:

Z-20-01_CP-20-02 PZ STAFF REPORT.PDF
Z-20-01_CP-20-02 ATTACHMENTS.PDF

V. ADJOURNMENT

MINUTES
OF THE MEETING OF THE
CITY OF BENBROOK
PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, AUGUST 13, 2020

The regular meeting of the Planning and Zoning Commission of the City of Benbrook was held on Thursday, August 13, 2020, at 7:30 p.m. in the Council Chambers at 911 Winscott Road with the following members present:

David Ramsey-via Telephone Conference
John Logan-via Telephone Conference
Alfredo Valverde-Chair
Matthew Wallis-via Telephone Conference
Jon Craver-via Telephone Conference
Hunter Brauer-via Telephone Conference
David Eason-via Telephone Conference
Damon Farrar-via Telephone Conference

Absent: Nathan Sultemeier

Also present:

Jim Hinderaker	Assistant City Manager
Doug Howard	City Planner
Caroline Stewart	Assistant City Planner, Acting Recording Secretary

I. CALL TO ORDER

The presiding officer, Chair Valverde, called the meeting to order at 7:30 p.m.

II. CITIZEN COMMENTS ON ANY AGENDA ITEM

The presiding officer paused the meeting for any citizen comments on any agenda item via telephone conference. There were no calls.

III. MINUTES

A. Approve Minutes of the Regular Meeting Held on July 9, 2020.

Motion by Commissioner Wallis to approve the minutes of the July 9th meeting. Seconded by Commissioner Brauer. The presiding officer called the question.

Vote on the motion:
Ayes: Mr. Ramsey, Mr. Wallis, Mr. Craver, Mr. Brauer, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: Mr. Logan and Mr. Valverde

Motion carried: 6 – 0 – 2

IV. REPORTS OF CITY STAFF

A. SUBDIVISION

1) FP-20-01 – Whitestone Crest Phase 2. A request to approve a Final Plat for 19.165 acres for residential development.

Doug Howard, City Planner, presented the staff report. Whitestone Crest Phase 2 consists of 81 single-family residential lots on 19.165 acres.

The applicant, Casey Stevenson with Peloton Land Solutions, was available for questions. There were no questions from the Commission for the applicant.

Motion by Commissioner Logan to approve the final plat, number FP-20-01, as conditioned in the staff report. Seconded by Commissioner Farrar. The presiding officer called the question:

Vote on the motion:
Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Wallis, Mr. Craver, Mr. Brauer, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 8 – 0 –0

B. ZONING

1) ZTA-20-02 – Ordinance amending Title 17 - Zoning of the Benbrook Municipal Code (1985), as amended, by amending Chapter 17.92 – Sign Regulations and Chapter 17.79 – Benbrook Boulevard Corridor Overlay District establishing updated sign regulations; and amending Chapter 17.08 – Definitions to update various sign definitions. [PUBLIC HEARING]

Doug Howard, City Planner, presented the staff report for consideration for amendments to the City sign regulations of Title 17 – Zoning of the Benbrook Municipal Code. The purpose of the sign ordinance update is to improve readability, incorporate recent Supreme Court decisions, and clarify conflicting and vague regulations.

In staff's recommendation, Mr. Howard included the City Attorney's suggestion to remove any requirement for the Planning and Zoning Commission to approve a unified commercial sign.

The Chair asked for public comment. There were no public comments. The Chair closed the public hearing at 8:11 p.m.

Motion by Commissioner Logan to recommend City Council adopt the zoning ordinance text amendment, as presented. Seconded by Commissioner Craver. The presiding officer called the question:

Vote on the motion:
Ayes: Mr. Ramsey, Mr. Logan, Mr. Valverde, Mr. Wallis, Mr. Craver, Mr. Brauer, Mr. Eason, and Mr. Farrar

Noes: None

Abstain: None

Motion carried: 8 – 0 – 0

V. ADJOURNMENT

There being no further business on the agenda, the presiding officer adjourned the meeting at 8:14 p.m.

APPROVED _____,2020

_____
Chair/Presiding Officer

City of Benbrook

Planning and Zoning Commission

DATE:	REFERENCE NUMBER:	SUBJECT:	PAGE:
09/10/2020	**CUP-20-02**	**A request for approval of a Conditional Use Permit for the installation of a roof-mounted solar energy system, with a total surface area greater than 1,000 square-feet, located at 8535 Benbrook Blvd (AT&T), legally described as Lot 17, Block 7, Benbrook Estates Addition.**	**1 of 2**

Project Name: 8535 Benbrook Blvd Solar Panels

Request Type: Conditional Use Permit

Site Description: 40,075 square feet or 0.9199 acres
Lot 17, Block 7, Benbrook Estates Addition

Location: 8535 Benbrook Blvd

Zoning District: "HC" Highway Corridor District and Benbrook Blvd Corridor Overlay District

Property Owner: Signatel Corp.
Fort Worth, TX

Applicant: Daybreak Install
Fort Worth, TX

Background
In July of 2020, Community Development staff reviewed installation plans for a proposed roof mounted solar energy system on the existing commercial building located at 8535 Benbrook Blvd (AT&T), Benbrook. Staff informed the applicant, due to the fact the size of the proposed solar energy systems exceeded 1,000 square-feet in total surface area, a "no objection" letter from the Naval Air Station Fort Worth Joint Reserve Base (NAS JRB) commanding officer and a conditional use permit from the Planning and Zoning Commission must first be obtained prior to the issuance of a building permit.

Request
The owner of the property has requested approval of a conditional use permit for a roof-mounted solar energy system that has a total surface area greater than 1,000 square-feet (approximately 1,400 square-feet).

Staff sent notification to property owners within 200 feet of the property and posted a legal ad in the Star-Telegram of the request and public meeting.

Staff Analysis
As required by Chapter 17.80.030 of the Benbrook Zoning Ordinance, conditional use permit applications shall be reviewed and evaluated using the following criteria:

1. Conformance with applicable regulations and standards established by this Zoning Ordinance.
   - The submitted plans meet the zoning development regulations for roof-mounted solar panels as seen in Chapter 17.84.130 B:
     - Flat roof: No portion of the system shall extend beyond the roof edges and shall be screened in accordance with zoning screening requirements.

- As required, the applicant obtained a letter of "no objection" from the commanding officer of the NAS JRB for a solar energy system that exceeds one thousand square-feet (see Attachment 1).

2. Compatibility with existing or permitted uses on abutting, adjacent, or adjoining sites in terms of building height, bulk, scale, setbacks, open spaces, landscaping and site development, and access and circulation features.
   - As stated above, the applicant's proposed design meets the zoning development regulations for roof-mounted solar panels.

3. Potentially unfavorable effects or impacts on other existing or permitted uses on abutting sites, to the extent such impacts exceed those which reasonably may result from use of the site by a permitted use.
   - NAS JRB has approved the placement of the solar system.
   - When installed the solar panels will be screened by parapets. Staff does not anticipate any unfavorable effects or impacts.

4. Location, lighting, and type of signs and relation of signs to traffic control; external illumination; and adverse effect on adjacent properties.
   - When installed the solar panels will be screened by parapets. Staff does not anticipate any adverse effect on adjacent properties.

5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses anticipated in the area considering existing zoning and land uses.
   - Since this solar energy system is being installed on the roof of a commercial building, it is unlikely that there will be any vehicular or pedestrian circulation or traffic concerns.

Staff Recommendation

Move to approve conditional use permit request number CUP-20-02 for a roof mounted solar energy system, as presented.

Attachments

1. NAS JRB "no objection" letter
2. Site Plan
3. Solar Panel Layout
4. Applicant Letter
5. Location Map

Attachment 1

DEPARTMENT OF THE NAVY
COMMANDING OFFICER
NAVAL AIR STATION FORT WORTH
JOINT RESERVE BASE
1510 CHENNAULT AVENUE
FORT WORTH, TEXAS 76127-5000

5700
Ser N00/ 149
17 Jun 20

From: Commanding Officer, Naval Air Station Joint Reserve Base, Fort Worth
To: City of Benbrook, Texas

Subj: NOTICE OF NO OBJECTION TO THE SOLAR INSTALLATION

Ref: (a) AT&T Benbrook – Ver 1.07 pt HEV SS ES

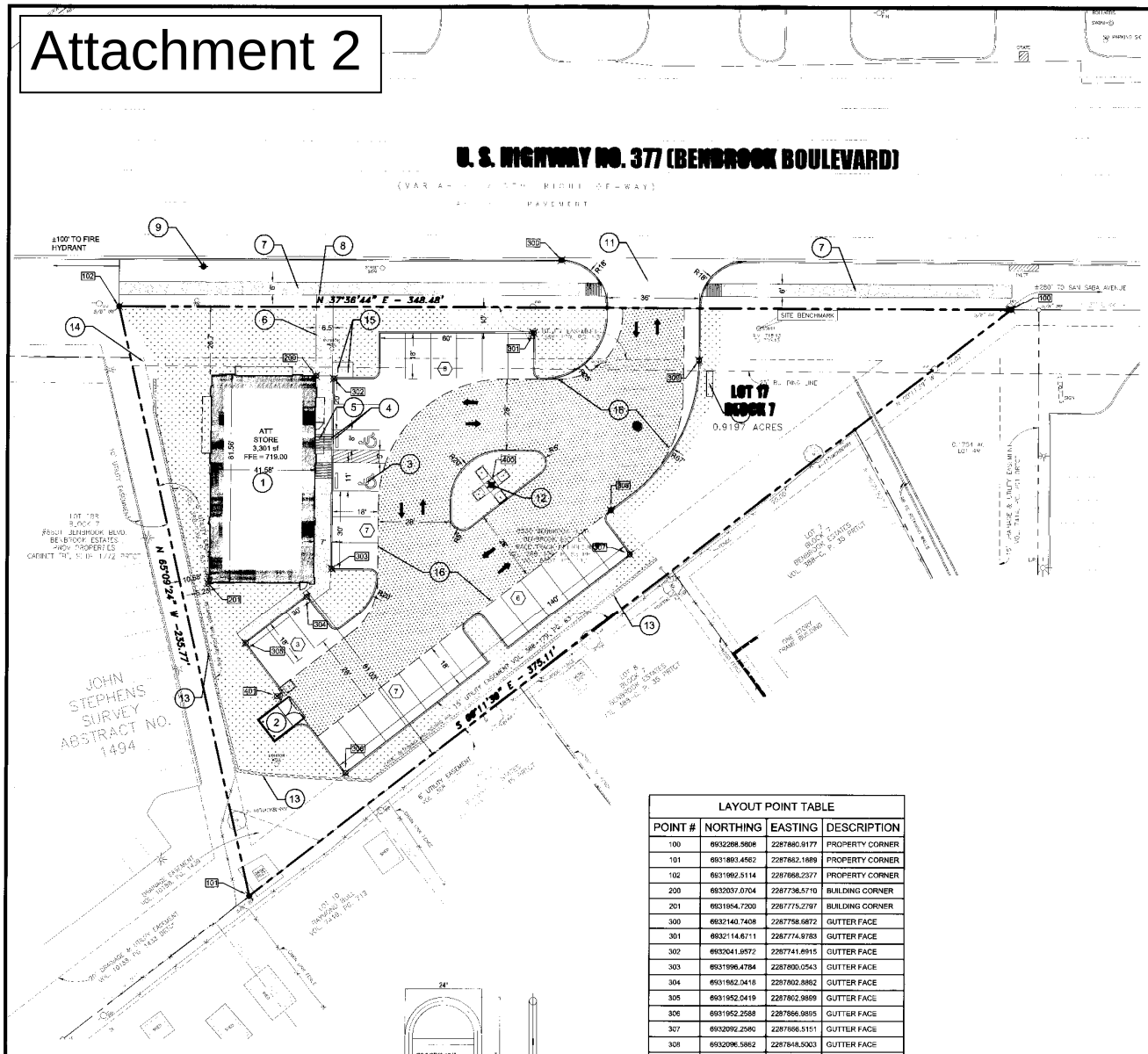
1. In response to James Blakely, Lead Project Manager of Daybreak Install, Naval Air Station Joint Reserve Base, Fort Worth has no objection to the proposed solar electric system to be located at the AT&T building at 8535 Benbrook Blvd., Benbrook, TX 76126.

2. The point of contact for this matter is the Community Planning and Liaison Officer, Mr. Edward Spurlin. He can be reached at (817) 782-7906 or via email edward.a.spurlin@navy.mil.

J. R. TOWNSEND

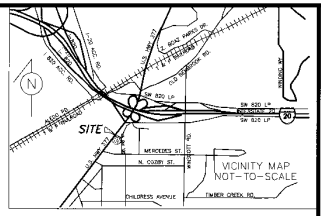
Copy to:
Edward Spurlin
City of Benbrook, Texas
James Blakely, Daybreak Install LLC

Attachment 2



LEGEND:

- PROPERTY LINE
- ADJOINED PROPERTY
- BUILDING SETBACK LINE
- EASEMENTS
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- PAINTED WALKWAY (TRAFFIC WHITE)
- 4" THICK CONCRETE SIDEWALK
- INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
- FIRE LANE
- PARKING STALL COUNT
- SITE LIGHTING



MAPSCO - TARRANT 087K
VICINITY MAP

NOTES BY SYMBOL:

1. PROPOSED BUILDING - 3,301 SF BUILDING
2. PROPOSED DUMPSTER LOCATION
3. HANDICAP ACCESSIBLE PARKING SPACE (TYP.) - 2 PLACES.
4. ADA POLE SIGNAGE & WHEELSTOPS (TYP.) - 2 PLACES. G.C. TO PROVIDE ONE VAN ACCESSIBLE SIGN & ONE REGULAR SIGN
5. ADA COMPLIANT BARRIER FREE RAMP
6. ADA COMPLIANT 5' WALKWAY
7. 6' SIDEWALK IN ROW TO BE INSTALLED BY TEXAS DEPT. OF TRANSPORTATION (TXDOT.)
8. CONNECT 5' SIDEWALK FROM SITE TO SIDEWALK IN ROW
9. PROPOSED FIRE HYDRANT
10. PROPOSED 25' TALL PYLON SIGN (120 SF MAX. SIGN AREA). ALL SIGNAGE TO BE APPROVED AND INSTALLED UNDER A SEPARATE SIGN PERMIT.
11. PERMANENT DRIVE APPROACH TO BE CONSTRUCTED BY TXDOT.
12. CONCRETE LIGHT POLE BASE (TYP.) - AIM LIGHT FIXTURE IN DIRECTION AS INDICATED. VERIFY LOCATIONS WITH PHOTOMETRIC PLANS BEFORE INSTALLATION.
13. EXISTING RETAINING WALL. DO NOT DISTURB
14. INSTALL APPROX. 250 SF OF RIPRAP EROSION CONTROL BLANKET. REFER TO SHEET C-5.0 FOR DETAIL.
15. BICYCLE PARKING AREA (8'X6') FOR 2 RACKS
16. FIRE LANE STRIPING PER BENBROOK FIRE DEPARTMENT REQUIREMENTS

LAND USE CHART

LAYOUT POINT TABLE			
POINT #	NORTHING	EASTING	DESCRIPTION
100	6932288.5808	2287880.9177	PROPERTY CORNER
101	6931893.4562	2287862.1889	PROPERTY CORNER
102	6931992.5114	2287868.2377	PROPERTY CORNER
200	6932037.0704	2287736.5710	BUILDING CORNER
201	6931954.7200	2287775.2797	BUILDING CORNER
300	6932140.7408	2287758.6872	GUTTER FACE
301	6932114.6711	2287774.9783	GUTTER FACE
302	6932041.9572	2287741.6915	GUTTER FACE
303	6931996.4784	2287800.0543	GUTTER FACE
304	6931982.0418	2287802.8862	GUTTER FACE
305	6931952.0419	2287802.9899	GUTTER FACE
306	6931952.2588	2287866.9895	GUTTER FACE
307	6932092.2580	2287866.5151	GUTTER FACE
308	6932096.5862	2287848.5003	GUTTER FACE
309	6932159.5226	2287822.6480	GUTTER FACE
400	6932065.4211	2287812.2509	LIGHT STANDARD
401	6931948.2442	2287826.8682	LIGHT STANDARD

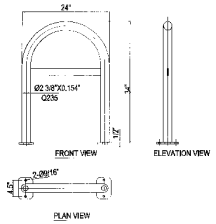
NOTE:
THE RIGHT OF WAY FACILITIES (DRIVE APPROACH AND SIDE WALK) IN BENBROOK BLVD. R.O.W. IS TO BE CONSTRUCTED IN THE NEAR FUTURE BY THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) CONTRACTOR. ALL SIDEWALK COSTS (ALONG PROPERTY FRONTAGE) IN TXDOT R.O.W. TO BE ESCROWED WITH THE CITY OF BENBROOK TO COMPLETE THE WORK IN R.O.W.

REVIEWED FOR CODE COMPLIANCE
DATE 11/20/15 BY

0 20 40 60 80
GRAPHIC SCALE IN FEET
1" = 20'

GENERAL NOTES:

1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
3. ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
4. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.



BIKE RACK DETAIL

BENCHMARK

SITE BENCHMARK = TOP OF SANITARY SEWER MANHOLE LOCATED ON THE PROPERTY, 98.88' SOUTH 85°32'32" WEST OF THE MOST NORTHERN CORNER OF THE PROPERTY. ELEVATION = 718.19'

REFERENCE BENCHMARK NO. 1 = CHISELED SQUARE CUT IN THE CENTER OF A 10 FOOT INLET ON THE NORTH SIDE OF MERCEDES STREET, APPROXIMATELY 133 FEET WEST OF THE WEST CURB BACK OF BENBROOK BOULEVARD (HIGHWAY NO. 377). ELEVATION = 715.54'

REFERENCE BENCHMARK NO. 2 = CHISELED SQUARE CUT ON TOP OF 18" RCP SLOPED HEADWALL IN THE EAST SIDE OF BENBROOK BOULEVARD (HIGHWAY NO. 377), SOUTH OF THE CENTER LINE OF THE NORTH DRIVEWAY OF AUTOZONE. ELEVATION = 706.12'

STATE OF TEXAS
MATHEW THOMAS
87576
LICENSED
PROFESSIONAL ENGINEER
11/19/15

SITE PLAN

0.9197 ACRES OF LAND
LOT 17, BLOCK 7
BENBROOK ESTATES
CITY OF BENBROOK, TARRANT COUNTY, TEXAS

DEVELOPER	ENGINEER
SIGNATEL TELEPHONE CORPORATION P.O. BOX 6805 FORT WORTH, TX 76115 ATTN: MIKE MELLINGER PH: 817-623-8855	THOMAS SITE DEVELOPMENT ENGINEERING INC. 4804 BILL SIMMONS ROAD, COLLEYVILLE, TX 76034 ATTN: MATHEW THOMAS, PE PH: (214) 680-2728

THOMAS SITE DEVELOPMENT ENGINEERING INC.
RE-SIGNATION NO. F-12289
4804 BILL SIMMONS ROAD, COLLEYVILLE, TX 76034
OFFICE: (817) 222-0000 CELL: (214) 680-2728
EMAIL: MATHEW@THOMASENG.COM

AT&T STORE

8535 BENBROOK BLVD., BENBROOK, TX 76247
LOT 17, BLOCK 7, BENBROOK ESTATES
CITY OF BENBROOK, TARRANT COUNTY, TEXAS

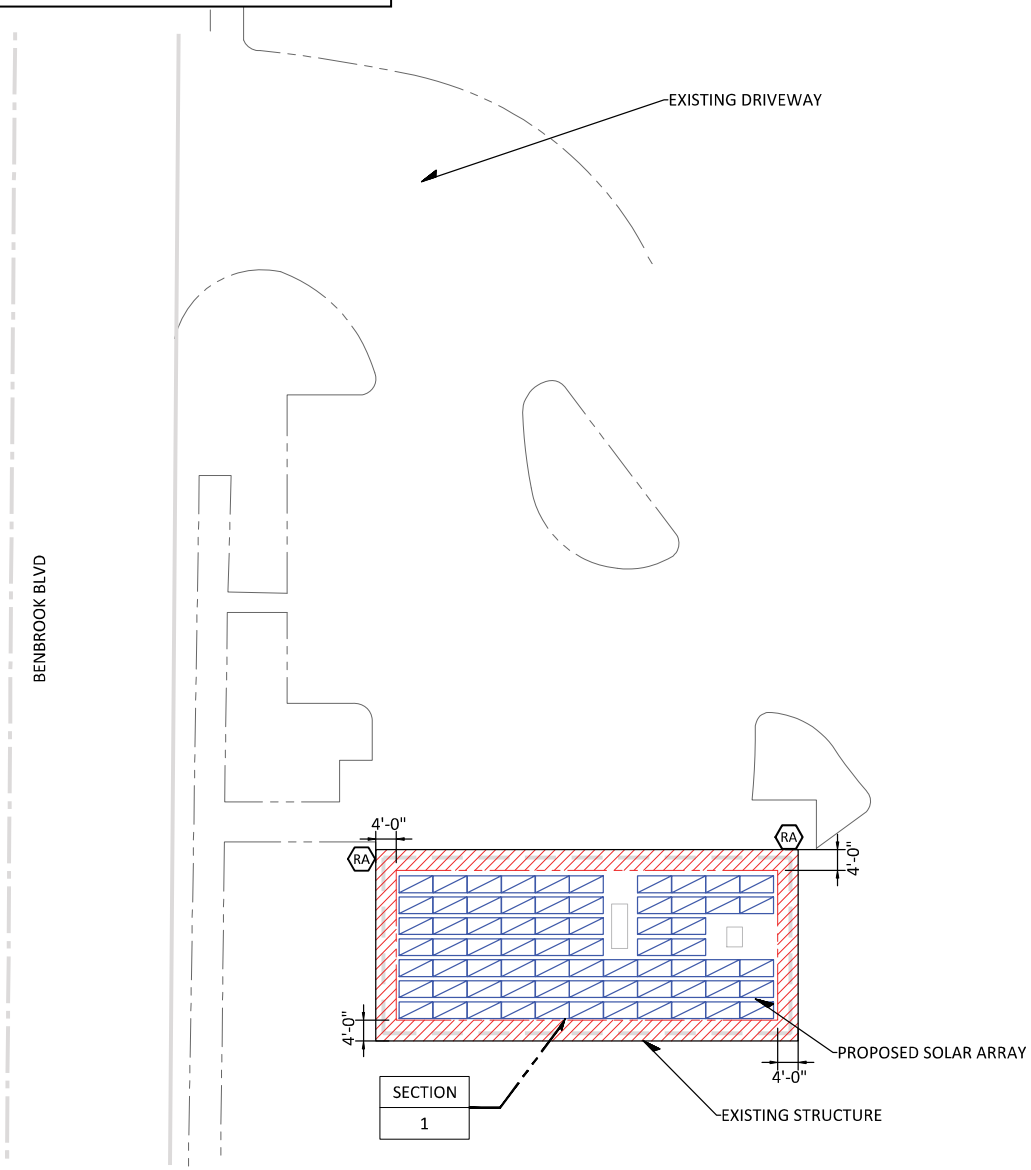
REVISION	DESCRIPTION	DATE

C-2.0

I:\CONTRACTS\CD\ WORK - SOLUTIONS\143 SIGNATEL ATT BENBROOK DESIGN\DESIGN\C-2.0 ATT BENBROOK SITE PLAN.DWG
8/24/2015 11:49:37 AM

Attachment 3

NOTE: ALL ELECTRICAL LAYOUT DETAILS ON SHEET E-100



sealed 10aug2020 Electrical Only
H2DC PLLC Tx CoA#: F-27025

NORTH

2018 IFC ROOF ACCESS REQUIREMENTS

THE FOLLOWING INFORMATION INDICATES THE REQUIRED ROOF TOP CLEARANCES FOR PANELS/ARRAYS INSTALLED ON RESIDENTIAL BUILDINGS WITH SLOPES GREATER THAN 2:12:

PATHWAYS - THERE SHAL BE A MINIMUM 6-FOOT-WIDE (1829MM) CLEAR PERIMETER AROUND THE EDGES OF THE ROOF. **EXCEPTION:** WHERE EITHER AXIS OF THE BUILDING IS 250 FEET (76200 MM) OR LESS, THE CLEAR PERIMETER TO BE REDUCED TO A MINIMUM WIDTH OF 4 FEET (1219 MM).

INTERIOR PATHWAYS - INTERIOR PATHWAYS SHALL BE PROVIDED BETWEEN ARRAY SECTIONS TO MEET THE FOLLOW REQUIREMENTS:

1. PATHWAYS SHALL BE PROVIDED AT INTERVALS NOT GREATER THAN 150 FEET (45720 MM) THROUGHOUT THE LENGTH AND WIDTH OF THE ROOF.

2.A PATHWAYS NOT LESS THAN 4 FEET (1219 MM) WIDE IN A STRAIGHT LINE TO THE ROOF STANDPIPES OR VENTILATION HATCHES.

3.A PATHWAYS NOT LESS THAN 4 FEET (1219 MM) WIDE AROUND ROOF ACCESS HATCHES, WITH NOT FEWER THAN ONE SUCH PATHWAY TO A PARAPET OR ROOF EDGE.

SMOKE VENTILATION - THE SOLAR INSTALLATION SHALL BE DESIGNED TO MEET THE FOLLOWING:

1. WHERE NONGRAVITY-OPERATED SMOKE AND HEAT VENTS OCCUR, A PATHWAY NOT LESS THAN 4 FEET (1210 MM) WIDE SHALL BE PROVIDED BORDERING ALL SIDES.

2. SMOKE VENTILATION OPTIONS BETWEEN ARRAY SECTIONS SHALL BE ONE OF THE FOLLOWING:
   2.1. A PATHWAY NOT LESS THAN 8 FEET (2438 MM) WIDE.

   2.2. WHERE GRAVITY-OPERATED DROPOUT SMOKE AND HEAT VENTS OCCUR, A PATHWAY NOT LESS THAN 4 FEET (1219 MM) WIDE ON NOT FEWER THAN ONE SIDE.

   2.3. A PATHWAY NOT LESS THAN 4 FEET (1219 MM) WIDE BORDERING 4-FOOT BY 8-FOOT (1219 MM BY 2438 MM) VENTING CUTOUTS EVERY 20 FEET (6096 MM) ON ALTERNATING SIDES OF THE PATHWAY.

PV SITE LAYOUT LEGEND

SECTION
1

PV ARRAY TAG
SECTION #
MODULE GROUP

RA ROOF ACCESS POINT
SA SITE ACCESS
GA GATE ACCESS

AZIMUTH AND TILT TABLE

SECTION #	AZIMUTH	ROOF PITCH / TILT
SECTION-1	218	10°

SQUARE FOOTAGE CALCULATIONS

ROOF REFERENCE	SQUARE FOOTAGE
EXISTING ROOF	3019
SECTION-1	1858
TOTAL PERCENTAGE	61.54%

* EXISTING DIMENSIONS ARE APPROX.
CONFIRM ALL DIMENSIONS SHOWN

SCALE:1/8"=1'-0" @ SHEET SIZE A3

REV	DATE	RELEASE
	04/30/2020	SUBMIT FOR PERMIT
2	08/28/2020	CUP COMMENTS

PV-100R

PV ARRAY LAYOUT

23.805 kW PHOTOVOLTAIC PLANS

NAME AT&T Benbrook
ADDRESS 8535 Benbrook Blvd
ADDRESS Benbrook, TX 76126
APN

Daybreak Install LLC
TECL32815
2100 N Main St Ste. 212
Fort Worth , TX 76164
(817) 995-9572

ESI ID: 10443720000440114 QTY 69 Hanwha Q CELLS Q.PLUS L-G4.2-345 MODULES QTY 2 SE9K US (208V) INVERTER

Attachment 4

Project Narrative

Roof Mounted Commercial Solar

8535 Benbrook Blvd.

We are asking to install a 23.805 kilo watt solar system using 69- 345-watt solar panels with a low-profile Eco Foot 5D racking system with Solaredge inverters and optimizers for AT&T at 8535 Benbrook Blvd. The overall square-footage of the solar panels amounts to 1,482 square feet.

Our solar system meets all Zoning Ordinance including the placement requirements of Section 17.84.130.B.c.ii. The ordinance states that “no portion of the system shall extend beyond the roof edges and shall be screened in accordance with the screening requirements in Chapter 17.84.100.A.3 of the Zoning Ordinance regardless of floor area and use.”

The solar project will not affect or change the appeal of the existing building, using the low-profile racking, the solar system will not be seen from the road or the ground.

The solar panels are screened by the building façade so there are no potential unfavorable effects of the project on surrounding properties.

Respectfully,

Daybreak Install

Attachment 5

Location Map

CUP-20-02 - 8535 Benbrook Blvd (AT&T)

City of Benbrook

Planning and Zoning Commission

DATE:	REFERENCE NUMBER:	SUBJECT:	PAGE:
09/10/2020	**Z-20-01/CP-20-02**	**A request for 8.82 acres of land situated in the Elizabeth Langston Survey, Abstract Number 988 and the Edward Taylor Survey, Abstract Number 1560, Tarrant County, Benbrook, Texas to be rezoned from "C" Multiple-Family District to "PD" Planned Development District, for a single-family residential development, and for the area's Future Land Use Map (FLUM) designation, of the Comprehensive Plan, to be amended from Medium-Density Residential (MDR) to Low-Density Residential (LDR). The property is located on the north side of Jerry Dunn Parkway, approximately 1,400 feet west of Rolling Hills Drive. [PUBLIC HEARING]**	**1 of 3**

Project Name: Whitestone Point

Request Type: Rezoning and Future Land Use Map (FLUM) Amendment

Site Description: 8.82 acres of land situated in the Elizabeth Langston survey, abstract number 988 and the Edward Taylor survey, abstract number 1560, Tarrant County, Benbrook, Texas

Location: North side of Jerry Dunn Pkwy, appx 1,400 west of Rolling Hills Dr.

Zoning District: "C" Multiple Family District

Proposed Zoning: "PD" Planned Development for single family lots

FLUM Designation: Medium-Density Residential (MDR)

Proposed FLUM: Low-Density Residential (LDR)

Property Owner: GBR Reality LTD
Fort Worth, TX

Applicant: GBR Reality LTD
Steve Hawkins, President
Fort Worth, TX

Summary

The applicant is proposing a planned development which will reduce the density permitted by right on this land and allow for a minimum of 50-foot wide lots with a minimum of 6,000 square feet in size.

Development Requirements
The proposed development regulations are as follows:

Proposed Rezoning Comparison			
Standards	**"BR" District (Similar)**	**"C" District (Current)**	**Proposed Standards**
Use	Single Family Dwelling	2, 3, and 4 Family Dwellings	Single Family Dwelling
Density	Minimum of 2 dwellings per 120 feet of frontage 1 lot; 1 dwelling	Minimum of 2 dwellings per 75 feet of frontage 1 lot; 2 dwellings, Max. 4 dwellings	Minimum of 2 dwellings per 100 feet of frontage 1 lot; 1 dwelling
Min. Living Area	1,200sqft	750sqft per dwelling	1,500sqft
Minimum Lot Size	8,400sqft	8,400sqft: 2 dwellings 10,500; 3 dwellings 14,000; 4 dwellings	6,000sqft
Min. Lot Width	60ft	75ft	50ft
Min. Front Yard Setback	25ft	25ft	25ft
Min. Rear Yard Setback	15ft	20ft	15ft
Min. Side Yard Setback	15ft total; Min 5ft	10ft	5ft

Landscaping and Screening Standards
- Require a wrought iron fence along the property line adjacent to the golf course

Other Development Regulations
- Require the same regulations as the "BR" district be met in all unmentioned standards
- Trees identified and counted towards the tree preservation requirements may be removed; however, they shall be mitigated at a 1 to 1 ratio.

Staff Analysis
Comprehensive Plan
- Staff is supportive of reducing the density of this area from Medium-Density Residential (MDR) to Low-Density Residential (LDR):
  - MDR – 6.25 to 12.5 dwelling units per acre
  - LDR – 0 to 6.25 dwelling units per acre

- If the FLUM amendment is approved, the proposed zoning district will be consistent with the Benbrook Comprehensive Plan:
    - The proposed LDR FLUM designation allows for up to 6.25 dwelling units per acre
    - The proposed development density is 41 lots over 8.82 acres (4.65 dwelling units per acre)

Rezoning

- The proposed development standards are compatible with the surrounding developments:
    - Whitestone Point is surrounded by the Whitestone Golf Course and the Ventana development in Fort Worth, which is a planned development which contains lots with 50-foot widths.
- The proposed development reduces the current density allowed by right:
    - At a minimum, the "C" multiple family district allows 2 dwelling units per 75 feet of frontage, while the proposed "PD" only allows 1 single family dwelling per 50 feet of frontage (or 2 dwellings per 100 feet)
    - "C" district; a maximum of 4 dwellings per 14,000sqft is permitted; allowing for a maximum of 109 dwelling units over 8.82 acres
    - The proposed "PD" district restricts the 8.82 acres of land to 41 single family lots
- The property has access to public roads and infrastructure:
    - The property has direct access to Jerry Dunn Pkwy
    - The property has water and sewer access, provided by the Benbrook Water Authority (BWA)

Staff Recommendation

Move to recommend the City Council approve the Future Land Use Map amendment and the rezoning request, as presented.

Attachments

1. Draft Ordinance
2. Location Map
3. Zoning Map
4. FLUM
5. Applicant Letter

ORDINANCE NO. ____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE BENBROOK COMPREHENSIVE PLAN CHANGING THE LAND USE DESIGNATION OF 8.82 ACRES OF LAND SITUATED IN THE ELIZABETH LANGSTON SURVEY, ABSTRACT NUMBER 988 AND THE EDWARD TAYLOR SURVEY, ABSTRACT NUMBER 1560, TARRANT COUNTY, BENBROOK, TEXAS FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO LOW DENSITY RESIDENTIAL (LDR); AND FURTHER AMENDING TITLE 17 - ZONING OF THE BENBROOK MUNICIPAL CODE (1985), AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF 8.82 ACRES OF LAND SITUATED IN THE ELIZABETH LANGSTON SURVEY, ABSTRACT NUMBER 988 AND THE EDWARD TAYLOR SURVEY, ABSTRACT NUMBER 1560, TARRANT COUNTY, BENBROOK, TEXAS, FROM "C" MULTIPLE-FAMILY DISTRICT TO "PD" PLANNED DEVELOPMENT DISTRICT FOR SINGE-FAMILY USES, AND BY AMENDING THE OFFICIAL ZONING AND FUTURE LAND USE MAPS TO REFLECT THE CHANGE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Benbrook is a home rule city acting under its own charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, Chapter 211 of the Local Government Code authorizes municipalities to regulate land use, structures, businesses, and related activities within its corporate limits for the purpose of promoting the public health, safety and general welfare of the community and protecting and preserving places and areas of historical, cultural and architectural importance and significance; and

WHEREAS, the property owner has initiated an application to rezone certain property and to change the Future Land Use Map (FLUM) of the Comprehensive Plan; and

WHEREAS, a public hearing was held on the zone change, Case No. Z-20-01, by the Planning and Zoning Commission of the City on the 10th day of September, 2020 and by the City Council on the 1st day of October 2020; and

WHEREAS, all requirements of law dealing with other property owners, publications and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code; and

WHEREAS, the City Council has determined that it is advisable and in the public interest to authorize the requested zoning change;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENBROOK, TEXAS:

SECTION 1

That the Future Land Use Map (FLUM) of the Benbrook Comprehensive Plan, is hereby amended to change the land use designation of 8.82 acres of land situated in the Elizabeth Langston Survey, Abstract Number 988 and the Edward Taylor Survey, Abstract Number 1560, Tarrant County, Benbrook, Texas, from Medium Density Residential (MDR) to Low Density Residential (LDR).

SECTION 2

That Title 17 – Zoning of the Benbrook Municipal Code (1985), as amended, is hereby amended to change the zoning classification of 8.82 acres of land situated in the Elizabeth Langston Survey, Abstract Number 988 and the Edward Taylor Survey, Abstract Number 1560, Tarrant County, Benbrook, Texas, and legally described in Exhibit A and geographically shown on the attached survey, labeled Exhibit B, from "C" Multiple Family to "PD" Planned Development District, with allowed uses as described in Section 4 of this ordinance and with development requirements as outlined in Section 5 of this ordinance.

SECTION 3
PURPOSE

The purpose of this ordinance is to provide for the appropriate restrictions and development controls beyond those found within the City's straight zoning districts (e.g. the "BR" One-Family Reduced, "B" One-Family, and "A" One-Family districts), thus permitting the development of a single family use in a manner that is compatible with surrounding development and in compliance with the City's Comprehensive Plan and other adopted policies and regulations.

The zoning district changes established by this ordinance are in accordance with the comprehensive plan of the city and will promote the health, safety, morals, and general welfare of the community. The changes have been designed to lessen congestion in the streets, to secure safety from fire, panic, flood and other dangers, to provide for adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration of, among other things, the character of the districts and their peculiar suitability for particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

SECTION 4
ALLOWED USES

Permitted uses, conditional uses, and accessory uses are subject to all standards of the "BR" One-Family Reduced District, Chapter 17.44 of Title 17 – Zoning of the Benbrook Municipal Code, as amended.

SECTION 5
DEVELOPMENT STANDARDS

Development requirements of this district shall meet the "BR" One-Family Reduced District standards, as found in Chapter 17.44 of Title 17 – Zoning of the Benbrook Municipal Code, as amended, except as follows:

1. Density and Dimensional Standards shall be as follows:
   a. Maximum Density. The density of the district shall not exceed 4.65 dwelling units per gross acre.
   b. Minimum Living Area. Each dwelling unit shall have a minimum living space of 1,500 square feet.
   c. Minimum Lot Area. Each lot shall be no less than 6,000 square feet.
   d. Minimum Lot Width. Each lot shall be no less than fifty (50) feet in width.
   e. Side Yard Setback. No primary building shall be located closer than five (5) feet from an interior side property line.

2. Parking Standards. Parking regulations shall adhere to the minimum development standards in accordance with Chapter 17.88 of Title 17 – Zoning of the Benbrook Municipal Code, as amended.

3. Landscaping Standards. Landscaping and screening shall comply with Chapter 17.98 of Title 17 – Zoning of the Benbrook Municipal Code, as amended, except as follows and as depicted in Exhibit C:
   a. Eastern property lines of any residential property adjacent to Block A, Lot 2B, Whitestone Golf Course Addition shall construct a wrought iron style fence, as detailed in Exhibit C.

4. Subdivision Regulations. Property within this district shall adhere to the same regulations of Title 16 – Subdivisions of the Benbrook Municipal Code, as amended, for land situated in a "BR" One-Family zoning district, except for the following:
   a. Tree Preservation and Mitigation. Notwithstanding Section 16.28.010 of the Benbrook Municipal Code, trees identified and counted towards the preservation requirements may be removed; however, each caliper-inch (dbh) of preserved trees removed shall be mitigated at a 1 to 1 ratio.
   b. Payment in lieu of mitigation for greater than fifty percent (50%) of the total caliper-inches (dbh) of preserved trees removed must be approved by the planning and zoning commission.
   c. Payment in lieu of mitigation for less than fifty percent (50%) of the total caliper-inches (dbh) of preserved trees removed may be approved by the assistant city manager or designee.
   d. The applicant shall pay the fees for tree removal established by city council in Chapter 1.12 of the Benbrook Municipal Code. Cash payment shall be deposited in the tree fund and be used to purchase and install landscaping (inclusive of trees, bushes, shrubs, mulch, soil, decorative rocks or stones, irrigation, and necessary hardscape) at city parks, city tree farms, or other public areas.

SECTION 6
MAP CHANGES

The City Planner is hereby directed to amend the official zoning map and the Future Land Use Map of the Comprehensive Plan to reflect the changes approved by this ordinance.

SECTION 7
CUMULATIVE CLAUSE

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Benbrook, Texas (1985), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 8
SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 9
PENALTY CLAUSE

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for all violations involving zoning, fire safety or public health and sanitation, including dumping of refuse, and shall be fined not more than Five Hundred Dollars ($500.00) for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 10
SAVINGS CLAUSE

All rights and remedies of the City of Benbrook are expressly saved as to any and all violations of the provisions of the Benbrook Municipal Code (1985), as amended, or any ordinances regulating platting or Zoning which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 11
PUBLICATION IN PAMPHLET FORM

The City Secretary of the City of Benbrook is hereby authorized to publish this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof, as provided in Section 3.10 of the Charter of the City of Benbrook.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Benbrook is hereby directed to engross and enroll the ordinance by copying the caption, penalty clause, and effective date clause of this ordinance in the minutes of the City Council and by filing the ordinance in the ordinance records of the City.

SECTION 13
PUBLICATION IN OFFICIAL NEWSPAPER

The City Secretary of the City of Benbrook is hereby directed to publish the caption, penalty clause, publication clause and effective date clause of this ordinance for two (2) days in the official newspaper of the City of Benbrook, as authorized by Section 52.013 of the Local Government Code.

SECTION 14
EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage and it is so ordained

PASSED AND APPROVED this 1st day of October 2020.

_____
Jerry B. Dittrich, Mayor

ATTESTED BY:

_____
Joanna King, City Secretary

EXHIBIT A

Description of Proposed Zoning Change

BEING a tract of land situated in the Elizabeth Langston Survey, Abstract Number 988 and the Edward Taylor Survey, Abstract Number 1560, Tarrant County, Texas, being a portion of that certain tract of land (Tract 2) described by deed to GBR Realty, Ltd., recorded in Instrument Number D205226033, County Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the northeast corner of said GBR tract and the northwest corner of Lot 2, Block A, Whitestone Golf Course Addition, an Addition to the City of Benbrook, Tarrant County, Texas, according to the Plat recorded in Cabinet A, Slide 5082, said County Records, and being in the south line of a tract of land described by deed to Texas Electric Service Company, recorded in Volume 5428, Page 543, said County Records;

THENCE along the common line of said GBR tract and said Lot 2 as follows;

S 10°36'57"W, 695.08 feet,

S 00°47'57"E, 567.06 feet to the north line of Jerry Dunn Parkway (60' right-of-way);

THENCE S 89°59'52"W, 322.22 feet, along the north line of said Jerry Dunn Parkway, to the southwest corner of said GBR tract and the southeast corner of a tract of land described by deed to GBR Realty, Ltd., recorded in Instrument Number D215163941, said County Records;

THENCE N 00°11'35"E, 1012.33 feet, along the common line of said GBR tracts, to the common north corner in the south line of said Texas Electric Service Company tract;

THENCE N 61°32'41"E, 499.26 feet, along the common line of said GBR (D205226033) and Texas Electric Service Company tracts, to the **Point of Beginning** and containing 384,184 square feet or 8.820 acres of land, more or less.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

EXHIBIT B

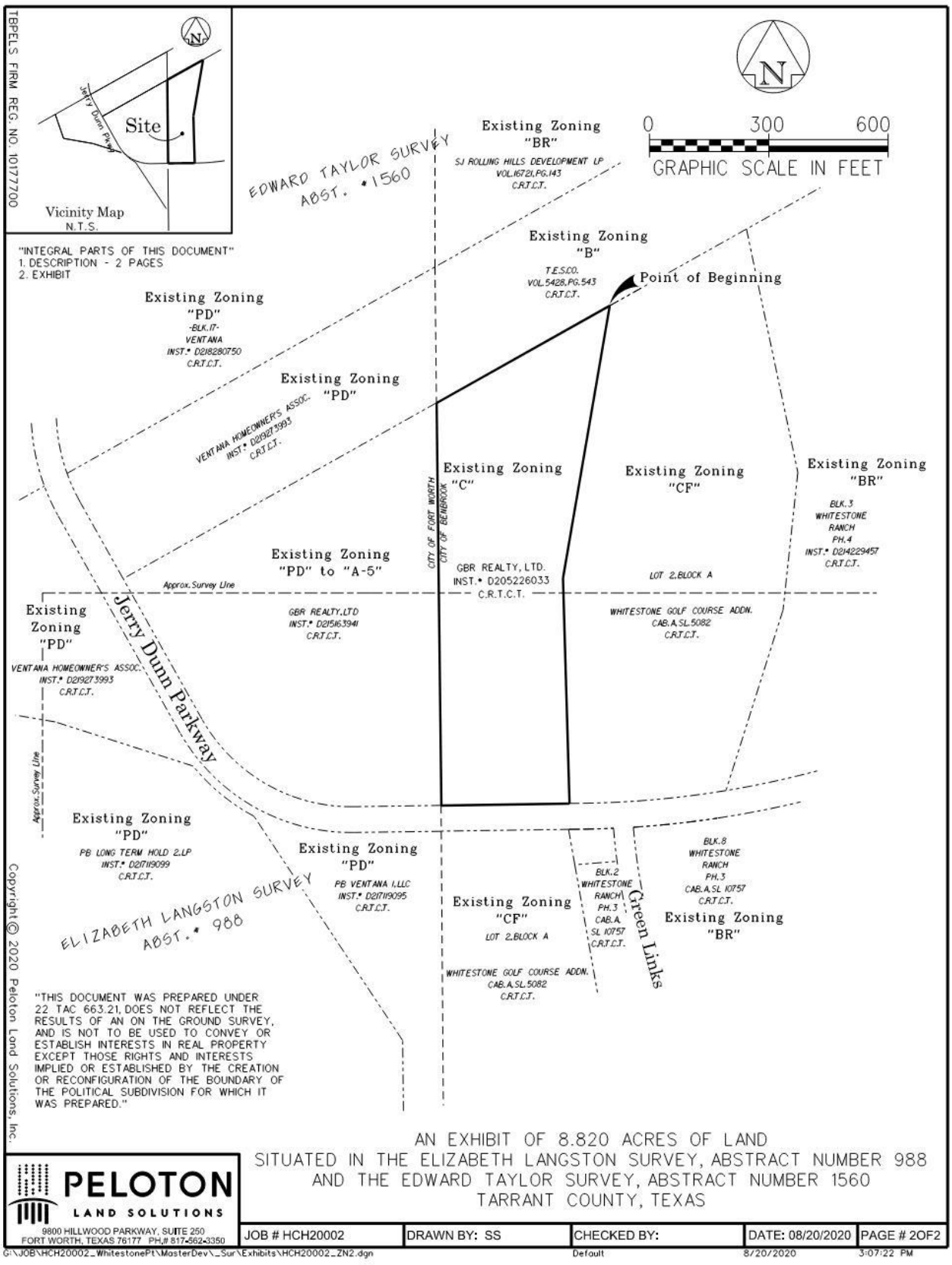
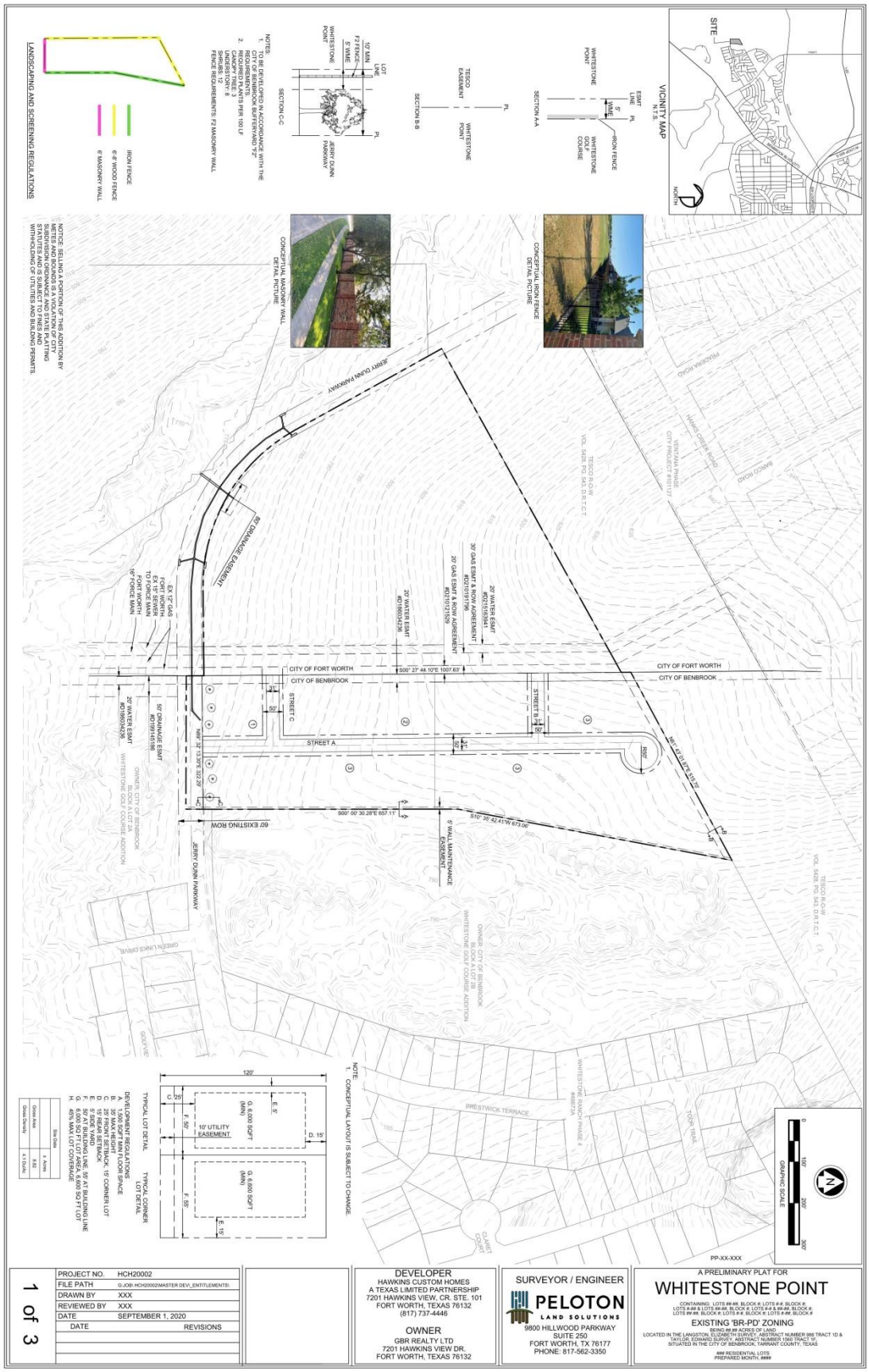
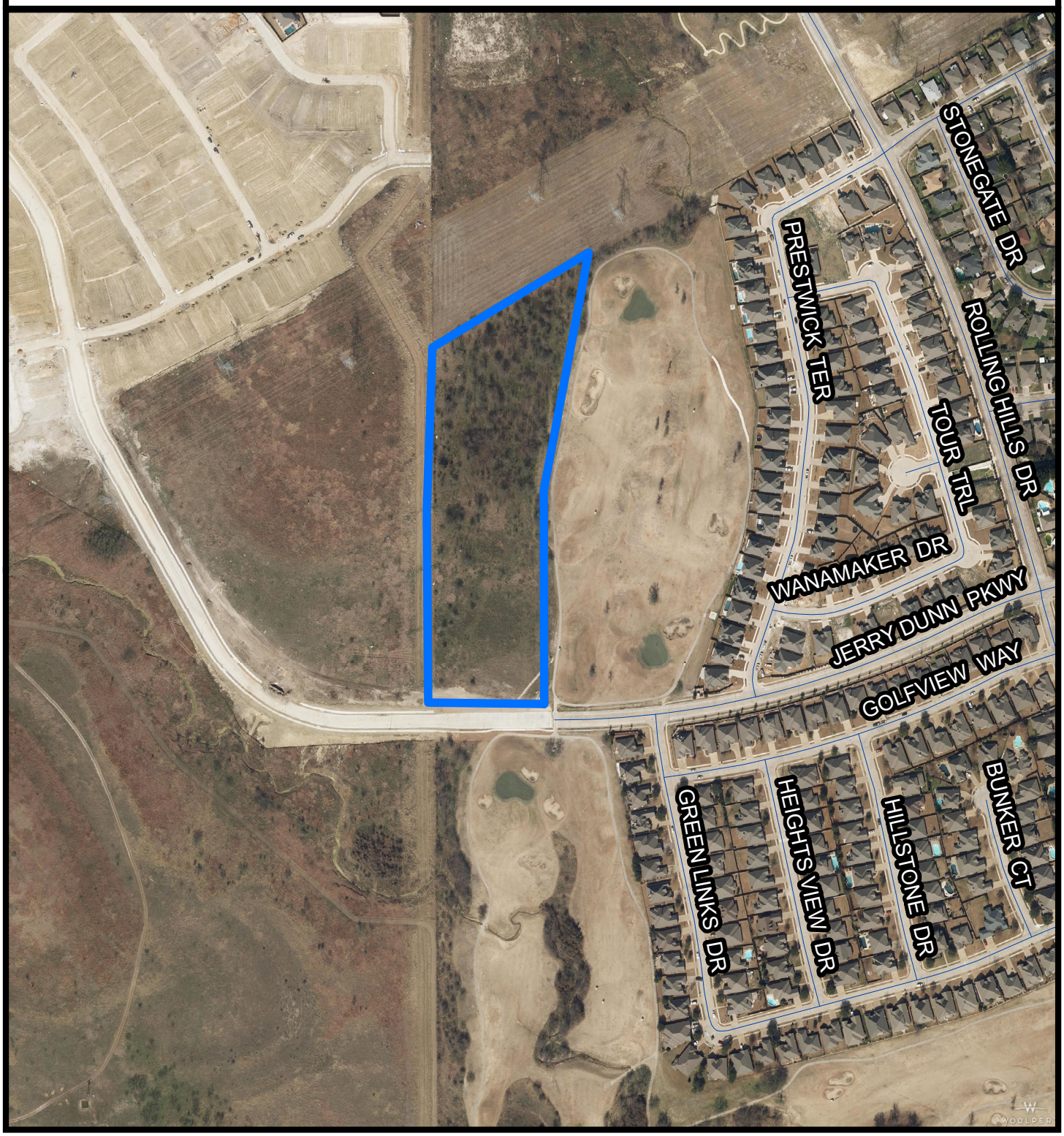

TBPELS FIRM REG. NO. 10177700
Site
Jerry Dunn Pkwy
Vicinity Map
N.T.S.
"INTEGRAL PARTS OF THIS DOCUMENT"
1. DESCRIPTION - 2 PAGES
2. EXHIBIT
N
0 300 600
GRAPHIC SCALE IN FEET
EDWARD TAYLOR SURVEY
ABST. #1560
Existing Zoning "BR"
SJ ROLLING HILLS DEVELOPMENT LP
VOL.16721, PG.143
C.R.T.C.T.
Existing Zoning "B"
T.E.S.CO.
VOL.5428, PG.543
C.R.T.C.T.
Point of Beginning
Existing Zoning "PD"
-BLK.17-
VENTANA
INST.# D218280750
C.R.T.C.T.
Existing Zoning "PD"
VENTANA HOMEOWNER'S ASSOC.
INST.# D219273993
C.R.T.C.T.
Existing Zoning "C"
Existing Zoning "CF"
Existing Zoning "BR"
BLK.3
WHITESTONE
RANCH
PH.4
INST.# D214229457
C.R.T.C.T.
CITY OF FORT WORTH
CITY OF BENBROOK
Existing Zoning "PD" to "A-5"
GBR REALTY, LTD.
INST.# D205226033
C.R.T.C.T.
LOT 2, BLOCK A
Approx. Survey Line
Existing Zoning "PD"
GBR REALTY, LTD
INST.# D215163941
C.R.T.C.T.
WHITESTONE GOLF COURSE ADDN.
CAB. A, SL.5082
C.R.T.C.T.
Jerry Dunn Parkway
VENTANA HOMEOWNER'S ASSOC.
INST.# D219273993
C.R.T.C.T.
Approx. Survey Line
Existing Zoning "PD"
PB LONG TERM HOLD 2, LP
INST.# D217119099
C.R.T.C.T.
Existing Zoning "PD"
PB VENTANA I, LLC
INST.# D217119095
C.R.T.C.T.
ELIZABETH LANGSTON SURVEY
ABST.# 988
Existing Zoning "CF"
LOT 2, BLOCK A
WHITESTONE GOLF COURSE ADDN.
CAB. A, SL.5082
C.R.T.C.T.
BLK.2
WHITESTONE
RANCH
PH.3
CAB. A
SL 10757
C.R.T.C.T.
Green Links
BLK.8
WHITESTONE
RANCH
PH.3
CAB. A, SL 10757
C.R.T.C.T.
Existing Zoning "BR"
"THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."
Copyright © 2020 Peloton Land Solutions, Inc.
PELOTON
LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350
AN EXHIBIT OF 8.820 ACRES OF LAND
SITUATED IN THE ELIZABETH LANGSTON SURVEY, ABSTRACT NUMBER 988
AND THE EDWARD TAYLOR SURVEY, ABSTRACT NUMBER 1560
TARRANT COUNTY, TEXAS
JOB # HCH20002
DRAWN BY: SS
CHECKED BY:
DATE: 08/20/2020
PAGE # 2OF2
G:\JOB\HCH20002_WhitestonePt\MasterDev_Sur\Exhibits\HCH20002_ZN2.dgn
Default
8/20/2020
3:07:22 PM

EXHIBIT C


VICINITY MAP
N.T.S.
SITE
NORTH
SECTION A-A
SECTION B-B
SECTION C-C
WHITESTONE POINT
IRON FENCE
WHITESTONE GOLF COURSE
TESCO EASEMENT
JERRY DUNN PARKWAY
NOTES:
1. CITY OF BENBROOK IN ACCORDANCE WITH THE REQUIREMENTS OF BBR FOR YARD 1" 2"
2. CANOPY TREE: 3
UNDERSTORY: 8
FENCE REQUIREMENTS: F2 MASONRY WALL
LANDSCAPING AND SCREENING REGULATIONS
IRON FENCE
6' MASONRY WALL
6'-8' WOOD FENCE
CONCEPTUAL MASONRY WALL DETAIL PICTURE
CONCEPTUAL IRON FENCE DETAIL PICTURE
JERRY DUNN PARKWAY
80' DRAINAGE EASEMENT
CITY OF FORT WORTH
CITY OF BENBROOK
STREET A
STREET B
STREET C
S00° 27' 44.10"E 1007.63'
S00° 00' 30.28"E 657.11'
N10° 32' 42.41"W 673.06'
N01° 47' 03.28"E 51.02'
R50'
R60'
0' WALL MAINTENANCE EASEMENT
60' EXISTING ROW
JERRY DUNN PARKWAY
WHITESTONE GOLF COURSE ADDITION
OWNER: CITY OF BENBROOK
TESCO R.O.W.
VOL. 6428, PG. 545, D.R.T.C.T.
BRESTWICK TERRACE
CLARET COURT
GRAPHIC SCALE
100'
200'
300'
PP-XX-XXX
NOTE:
1. CONCEPTUAL LAYOUT IS SUBJECT TO CHANGE.
TYPICAL LOT DETAIL
TYPICAL CORNER LOT DETAIL
120'
10' UTILITY EASEMENT
DEVELOPMENT REGULATIONS:
A. 1,500 SQ FT MIN FLOOR SPACE
B. 35' MAX HEIGHT
C. 25' REAR SETBACK, 15' CORNER LOT
D. 15' SIDE YARD
E. 50' FRONT BUILDING LINE, 90' AT BUILDING LINE
F. 6,000 SQ FT LOT AREA, 6,600 SQ FT LOT
G. 45% MAX LOT COVERAGE
H.
Site Data
Gross Area 8.62
Gross Density 4.5 DU/AC
PROJECT NO. HCH20002
FILE PATH G:JOB:HCH20002MASTER DEVI_ENTITLEMENTS:
DRAWN BY XXX
REVIEWED BY XXX
DATE SEPTEMBER 1, 2020
DATE REVISIONS
1 of 3
DEVELOPER
HAWKINS CUSTOM HOMES
A TEXAS LIMITED PARTNERSHIP
7201 HAWKINS VIEW, CR. STE. 101
FORT WORTH, TEXAS 76132
(817) 737-4446
OWNER
GBR REALTY LTD
7201 HAWKINS VIEW DR.
FORT WORTH, TEXAS 76132
SURVEYOR / ENGINEER
PELOTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
PHONE: 817-562-3350
A PRELIMINARY PLAT FOR
WHITESTONE POINT
CONTAINING: LOTS ##-##, BLOCK #; LOTS #-#; BLOCK #;
LOTS #-## & LOTS ##-##, BLOCK #; LOTS #-# & ##-##, BLOCK #;
LOTS ##-##, BLOCK #; LOTS #-#; BLOCK #; LOTS #-##, BLOCK #
EXISTING 'BR-PD' ZONING
BEING ##.## ACRES OF LAND
LOCATED IN THE LANGSTON, ELIZABETH SURVEY, ABSTRACT NUMBER 986 TRACT 1D &
TAYLOR, EDWARD SURVEY, ABSTRACT NUMBER 1560 TRACT 1F;
SITUATED IN THE CITY OF BENBROOK, TARRANT COUNTY, TEXAS
RESIDENTIAL LOTS
PREPARED MONTH, ####

Attachment 2

Location Map

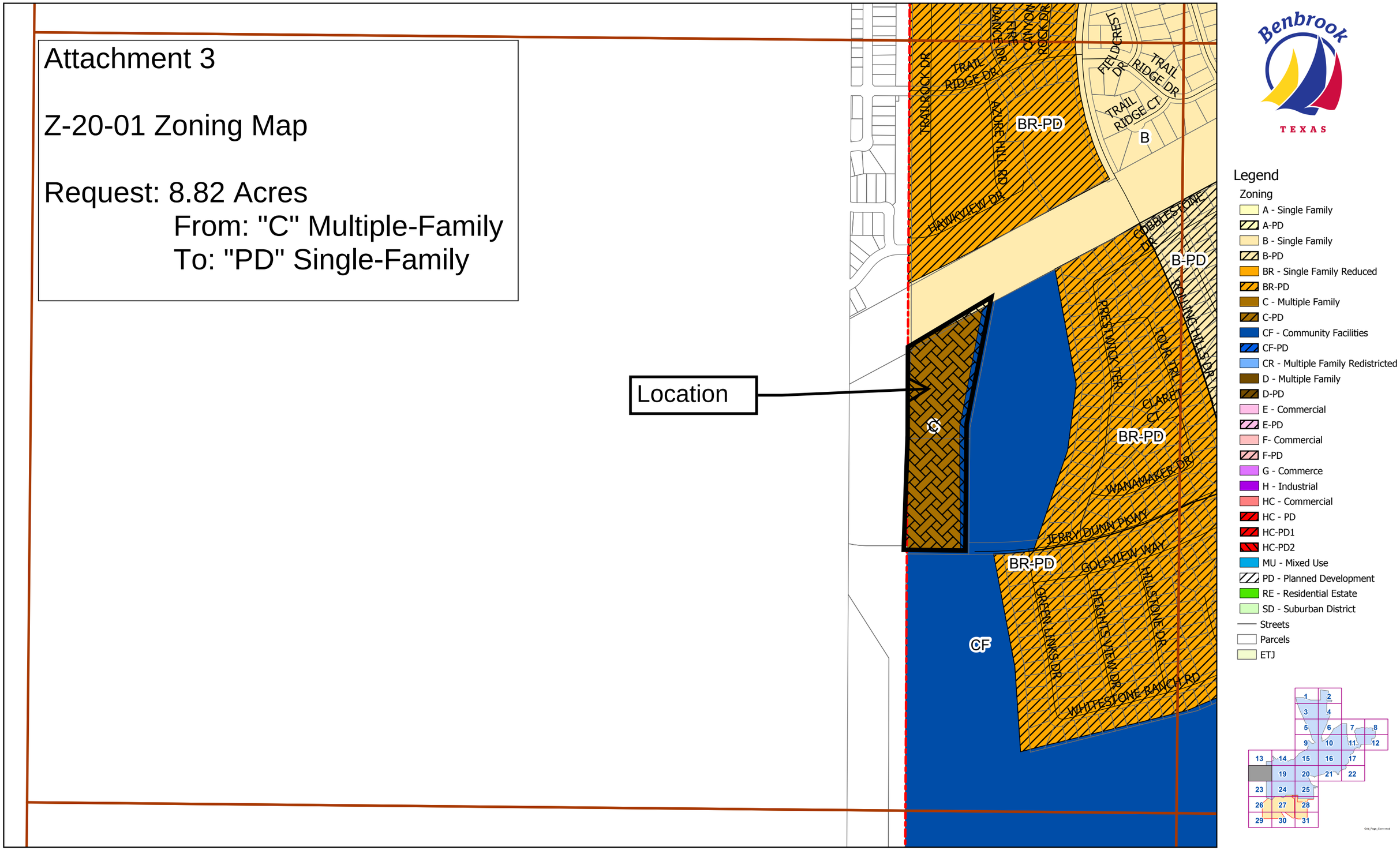


Z-20-01/CP-20-02 - Whitestone Point

Attachment 3

Z-20-01 Zoning Map

Request: 8.82 Acres
From: "C" Multiple-Family
To: "PD" Single-Family



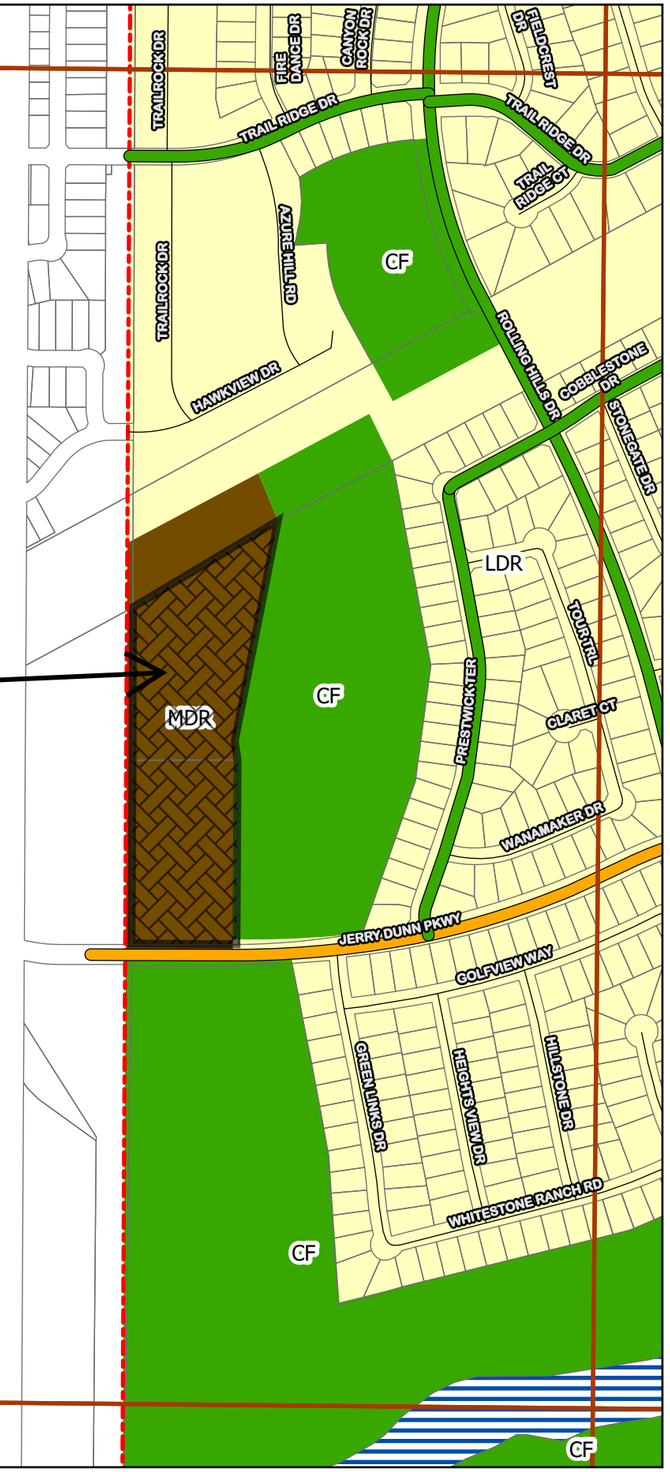
City of Benbrook

ZoningIndexMapPages.aprx

Attachment 4

CP-20-02 FLUM

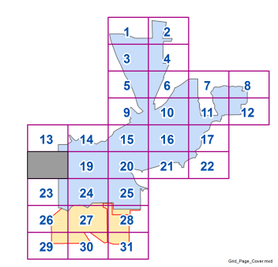
Request: 8.82 Acres
From: MDR
To: LDR



Legend
- Parcels
- Streets
- CityLimits

Road Types 2040
- Primary Arterial
- Secondary Arterial
- Primary Collector
- Secondary Collector
- Proposed Primary Collector
- Proposed Secondary Collector
- Freeway

LANDUSE
- Commerce (CM)
- General Commercial (GC)
- Community Facility (CF)
- Downtown (DN)
- Industrial (IN)
- Mixed Use (MU)
- Low Density Res. (LDR)
- Medium Density Res. (MDR)
- High Density Res. (HDR)
- Mercer Ranch
- ETJ
- Floodway
- Highway
- Water



City of Benbrook

N W E S

0 0.05 0.1 0.2 Miles

FLUM2040.aprx

PELOTON
LAND SOLUTIONS

August 31, 2020

City of Benbrook
911 Winscott Road
Benbrook, TX

Re: Whitestone Point

On behalf of the Owner/Developer, GBR Realty LTD., Peloton Land Solutions has submitted an application to rezone approximately 8.82 acres of land from "C" multi-family to "C-PD," a Planned Development zoning with a "C" base zoning. This zoning change is being requested for the Whitestone Point development.

The Property:
Whitestone Point is a proposed 41 lot single-family residential development located north of Jerry Dunn Pkwy. Whitestone Point is bordered on the east by Whitestone Golf Club, on the north by a 300' wide TESCO right-of-way, and to the west by a sister development located in the City of Fort Worth.

The City of Benbrook's Future Land Use Map currently classifies this property as Medium Density Residential (MDR). This would allow the construction of 6.25 – 12.5 dwelling units per acre. The Whitestone Point development is only proposing 41 lots. This gives a density of 4.65 dwelling units per acre, so we will need to request that the Future Land Use Map is revised to show this property as Low density residential.

Existing Zoning
The existing zoning designation attached to this property is "C" multi-family.

Proposed Zoning
The Whitestone Point development will be developed and used in accordance with the standards set forth in the "PD" Planned development District, with a base zoning of "C" multi-family as defined by the City of Benbrook's zoning ordinance and modified below:

A. Floor Space:
   Base "C": Minimum 750 sqft
   Proposed "PD": Minimum 1,500 sqft

B. Building Height:
   Base "C": 35' maximum height
   Proposed "PD": 35' maximum height

C. Front Yard Setback:
   Base "C": 25' maximum height
   Proposed "PD": 25' maximum height

D. Rear Yrad Setback:
   Base "C": 20' rear setback
   Proposed "PD": 15' rear set back

E. Side Yard Setback:
   Base "C": 5' side yard set back
   Proposed "PD": 5' side yard set back

F. Width of Lot:
   Base "C": 70' at the building line
   Proposed "PD": 50' at the building line

G. Lot Area:
   Base "C": Minimum 8,400 sqft lot area
   Proposed "PD": Minimum 6,000 sqft lot area

H. Maximum Lot Coverage:
   Base "C": Maximum 45%
   Proposed "PD": Maximum 45%

The decision to retain the base "C" zoning was made because the City of Benbrook Zoning Ordinance does not have a zoning designation that allows for 50' lot widths. The Zoning Ordinance also prohibits increasing the density of a base zoning. The base "C" zoning would allow for 2 lots to be developed for every 70' of frontage, but Whitestone Point is proposing 2 lots for every 100' of frontage.

Zoning Change Need

The zoning change is requested to best utilize this piece of property, as it is a small site and a single-family use would better match the existing developments in the area. We feel that the proposed zoning for this site is appropriate and will be compatible with the surrounding land uses.

Public Facilities

City water and sewer are available to this site. There is an existing 12" waterline that runs along Jerry Dunn Pkwy and an 8" sewer line located on the south side of Jerry Dunn Pkwy.

Runoff from the site will be collected in an existing storm drain stub out that was provided when Jerry Dunn Pkwy was improved.

Jerry Dunn Pkwy will serve as the primary roadway access for the site. Street connections will be provided to connect the Benbrook potion of the development with the sister property located in the City of Fort Worth.

Home Owners Association

A Home Owners Association will be formed which will be responsible for the maintenance of all entry features, the screening wall along Jerry Dunn Pkwy, the iron fence adjacent the to the golf course, and the landscaping within open space lots.

Project Schedule/Phasing

Assuming that the zoning change is approved, the project will proceed immediately to final design, platting and development. It is anticipated that the development will be constructed concurrently with it's sister development located across the City Limit line in Fort Worth.

Thank you for your consideration.

Sincerely,

Casey Stevenson, P.E.
Project Manager, Associate
Peloton Land Solutions, Inc.